

CITY COUNCIL
CITY OF WICHITA
KANSAS

City Council Meeting
October 2, 2001, 9:00 A.M.

City Hall
455 North Main

ORDER OF BUSINESS

- Call to Order
 - Invocation
 - Pledge of Allegiance
 - Approve the minutes of the previous meeting
-

AWARDS AND PRESENTATIONS

- Proclamations
-

NEW BUSINESS

1. Housing Five-Year and Year 2002 Agency Plan.

Certification of the Five-Year and Year 2002 Annual Plans will bring the WHA into compliance with the Quality Housing and Work Responsibility Act of 1998.

RECOMMENDED ACTION: Close the public hearing; adopt the Resolution; authorize necessary signatures.

CITY COUNCIL AGENDA

2. Unsafe Structure – 1213 South St. Francis. (Requested by Council Member Brewer)

RECOMMENDED ACTION: Deny the request for extension; OR Take appropriate action.

3. Board Appointments.

RECOMMENDED ACTION: Make the appointments.

CONSENT AGENDA

4. Report of the Board of Bids and Contracts Dated October 1, 2001.

RECOMMENDED ACTION: Receive and file report; approve Contracts;
authorize necessary signatures.

5. Applications for Licenses to Retail Cereal Malt Beverages:

<u>Renewal</u>	<u>2001</u>	<u>(Consumption on Premises)</u>
Dennis H. Grady	Wichita Canteen Company, Inc.*	1845 Fairmount
<u>New Operator</u>	<u>2001</u>	<u>(Consumption off Premises)</u>
Bao Tran	B & H Fast-Trips Co.	2796 South Seneca

*General/Restaurant - 50% or more of gross receipts derived from sale of food.

RECOMMENDED ACTION: Approve licenses subject to Staff review and approval.

6. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted
to the Board of Bids.

7. Preliminary Estimates:

- a) Lavon Area Sanitary Sewer Improvements, Phase 1 - east of Hillside, north and south of 13th Street North. (468-83307/624071/651524) Traffic to be maintained during construction using flagpersons and barricades. (District I) - \$374,000.00
- b) Edgemoor Drive, from the south line of Lot 97, Block 2 to the southeast line of Lot 84, Block 2; and Pembroke Circle, from the east line of Edgemoor Drive, to the northwest line of Lot 85, Block 2, including the turn-around to serve The Courts II - north of 21st Street North, west of Woodlawn. (472-83382/765695/490806) Does not affect existing traffic. (District I) - \$189,000.00
- c) Garnett from the south line of Central Avenue, south to a point 485 feet south of the south line of Central Avenue to serve 127th Retail Addition - south of Central, west of 127th Street East. (472-83194 /765697 /490808) Does not affect existing traffic. (District II) - \$88,000.00

RECOMMENDED ACTION: Approve and file.

8. Deeds and Easements:

- a) Utility Easement dated August 22, 2001 from Sprint Communications Company, L.P., for a tract of land in Lot 1, Higgins Turnpike Addition, Sedgwick County, Kansas (Private Project, OCA # 607861). No cost to City.
- b) Utility Easement dated August 24, 2001 from Mel Hambelton Real Estate, L.L.C., a Kansas Limited Liability Company, for tracts of land in Lots 1, 2, 3, 4 and 5, Block A, Mel Hambelton Addition, Wichita, Sedgwick County, Kansas (Private Project, OCA # 607861). No cost to City.
- c) Utility Easement dated July 18, 2001 from Riverside Health System, Inc., a Kansas Corporation, for a tract of land in Lot 1, Block 1, Riverside Health System 3rd Addition, Wichita, Sedgwick County, Kansas (Private Project, OCA # 607861). No cost to City.
- d) Utility Easement dated February 15, 2001 from Willard J. Kiser Properties, L.L.C. and Kiser Gateway, L.L.C., for a tract of land in the Northwest Quarter of Section 15, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas (Private Project, OCA # 607861). No cost to City.
- e) Utility Easement dated September 24, 2001 from the Unified School District No. 259, Sedgwick County, Kansas, for a tract of land in the Southwest Quarter of the Northeast Quarter of Section 35, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas (OCA # 150003). No cost to City.
- f) Public Utility Easement Dedication dated September 12, 2001, from William Nath, Robert Smith, and Peter Ochs, for a tract of land in the NE ¼ of Section o10, TWP27S, R2E.

RECOMMENDED ACTION: Accept documents.

9. Petitions for Public Improvements:

- a) Sanitary sewer to serve part of Cherry Hills Addition – south of Harry, west of Clifton. (District III)
- b) Sanitary sewer to serve part of Kessler-Koch Addition – north of 30th Street south, east of West Street. (District IV)
- c) Storm water sewer to serve part of Oak Cliff Estates – north of Maple, west of Maize Road. (District V)

RECOMMENDED ACTION: Approve Petitions; adopt Resolutions.

10. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve street closures/uses.

11. Weapons Destruction:

RECOMMENDED ACTION: Receive and file list of weapons.

12. Agreements/Contracts:

- a) [Amendment](#) – Grace, Unruh, and Pratt, L.C.
- b) [Release](#) of hardship deferral liens.
- c) [Amendment](#) – benefit units from Rural Water District No. 1.
- d) [Administration](#) of Deferred Compensation Plan.
- e) [Supplemental](#) – Foulston & Siefkin.
- f) [Acquisition](#) of Eastborough sanitary sewer system.

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

13. Cowskin Creek Pump Station Rehabilitation. (District V)

RECOMMENDED ACTION: Approve Agreement; authorize necessary signatures; adopt Resolution.

14. Budget Adjustments:

- a) [School](#) crosswalk sign faces.
- b) [Pavement](#) Cut Repair Program funding.

RECOMMENDED ACTION: Approve the budget adjustment.

15. 2000/2001 Arterial Sidewalk and Wheelchair Ramp Program. (Districts I, III, and V)

RECOMMENDED ACTION: Approve revised project budget and first reading of Ordinance.

16. Settlement of Litigation.

RECOMMENDED ACTION: Authorize payment as full settlement.

17. Acquisition of Portion of 8027 West Kellogg. (District V)

RECOMMENDED ACTION: Approve budget and Contract(s); authorize necessary signatures.

18. Second Reading Ordinances: (First read September 25, 2001)

- a) Tax Increment Financing Redevelopment District, Central and Hillside area. (Districts I and II)

An Ordinance of the City of Wichita establishing the Central and Hillside Redevelopment District.

- b) Acquisition of Hyatt Regency Leasehold.

An Ordinance determining the necessity for acquiring certain interests in real property and providing that the cost of said acquisition shall be paid by the City of Wichita, Kansas, at large, through the issuance of general obligation bonds of the City of Wichita, Kansas, under the authority vested in the City under Article 12, Section 5 of the Constitution of the State of Kansas.

- c) Hoover improvement – from South of 31st Street South to Harry. (District V)

An Ordinance declaring Hoover, from 1/4 mile south of 31st Street South to Harry 472-83176, to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.

- d) A00-22 – Southwest corner of Greenwich and 13th Streets North.

An Ordinance including and incorporating certain blocks, parcels, pieces, and tracts of land within the limits and boundaries of the City of Wichita, Kansas, and relating thereto. A00-22

PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

- *19. [SUB2001-00051](#) – Plat of Overview Hills Addition – Southeast Corner of 31st Street South and 135th Street West.

RECOMMENDED ACTION: Approve documents and Plat; authorize necessary signatures; adopt Resolutions.

20. [CON2001-00041](#) – Conditional Use for 130-Foot High Monopole Tower on Property Zoned Two-Family Residential – South of Pawnee, West of Broadway. (District III)

MAPC Recommendation: Approve, subject to conditions.
DAB Recommendation: Deny.
Staff Recommendation: Deny.

RECOMMENDED ACTION: Concur with findings of MAPC and approve,
subject to recommended conditions; OR

Return to MAPC for reconsideration.

- *21. [ZON2001-00043](#) – Zone Change from Limited Industrial to Extend the Old Town Protective Overlay District. (District VI)

RECOMMENDED ACTION: Approve zone change and first
reading of Ordinance.

- *22. [ZON2001-00050](#) – Zone Change from Multi-Family Residential to Neighborhood Office – between Terrace and Pershing, North of Central. (District II)

RECOMMENDED ACTION: Approve zone change, subject to
condition of dedicating access control
and cross-lot access; approve first
reading of Ordinance.

23. [ZON2001-00053](#) – Zone Change from Single-Family Residential to Limited Industrial with a Protective Overlay to Limit Uses. (District II)

RECOMMENDED ACTION: Approve zone change, subject to
condition of dedicating access control
and cross-lot access; approve first
reading of Ordinance.

- *24. [ZON2001-00052](#) – Zone Change to General Commercial and Amendment to DP-37 Ridge Plaza Community Unit Plan – Taft and Emerson, East of Holland Lane. (District V)

RECOMMENDED ACTION: Approve zone change, C.U.P. Amendment
(subject to recommended conditions), and
first reading of Ordinance.

25. [A01-16](#) – Annexation of Land Generally Located at Northeast Corner of Pawnee and Webb Road. (District II)

RECOMMENDED ACTION: Approve annexation and first reading
of Ordinance.

AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion.

*Consent Items.

*26. Facility Management System.

RECOMMENDED ACTION: Approve purchase.

27. Security Guard Services.

RECOMMENDED ACTION: Approve Contract; authorize necessary signatures.

Adjournment
